

APPENDIX

Note: Due to the large number of public present for this item, the Chairman agreed to consider Ref 9 (DCNC2003/3755/F – Tack Farm, Ullingswick) first. The remainder of the business was considered in the order as it appeared in the agenda.

Ref. 1
COLWALL
DCNE2003/2798/F

Erection of ten, three bedroomed dwellings with garages at:

SITE OFF STATION ROAD, COLWALL, MALVERN, HEREFORDSHIRE

For: **Miton Ltd per Mr A H Roper, Dolefield Cottage, Bank Farm, Mathon, West Malvern. WR14 4DX**

Some members expressed concern about the following issues:

- The site was located in an Area of Outstanding Natural Beauty (AONB), and as such, was particularly sensitive. With reference to Paragraph 4.1 of the report, the AONB advice had concurred with the Parish Council's comments, and had recommended stringent conditions should the application be approved. Some members felt that the requisite reasons for allowing development in an AONB had not been given in the case of this application. In particular, it was felt that the proposed density of ten dwellings was too great, and that this would have a detrimental impact in the amenity of the area;
- Some members did not feel that the development was "essential", as stipulated in Landscape policy 2 of the Malvern Hill District Local Plan;
- Some members questioned whether the environmental effects of the application had been fully considered as suggested by PPG7, and whether the economic considerations outlined in PPG1 had been fully explored.

The Principal Planning Officer said that the proposed density was within the guidelines recommended by PPG3. In addition, because the site was located within the Colwall settlement boundary, the principle of development was acceptable. He referred to nearby developments of similar density to illustrate this point, and stated that, when viewed from the Malvern Hills, the site fell naturally within the village.

The Northern Divisional Planning Officer said that planning policy guidance had been adhered to in making the recommendation in the report, and reminded members that this would also form the basis of any appeal.

Having considered all aspects of the application, the Sub-Committee was minded to refuse it on social and economic grounds, because it was felt that the proposed density was too high, and because of the detrimental impact on the surrounding AONB.

The Principal Lawyer (Planning, Environment and Transport) advised members of the Council's referral procedure which was used in instances when members were minded to make a decision against officer advice.

RESOLVED: That

- (i) **The Northern Area Planning Sub-Committee is minded to refuse the application, subject to the reasons for refusal listed below (and to any further reasons for refusal felt to be necessary by the Head of Planning Services), provided that the Head of Planning Services does not refer the application to the Planning Committee:**
- 1. Density**
 - 2. Economic and social grounds – PPG1**
 - 3. Detrimental to surrounding Area of Outstanding Natural Beauty – PPG7.**
- (ii) **If the Head of Planning Services does not refer the application to the Planning Committee, Officers named in the Scheme of Delegation to Officers be instructed to refuse the application, subject to such reasons for refusal referred to above.**

(Note: The Chief Development Control Officer said that he would refer the application to the Head of Planning Services.)

Ref. 2
LEDBURY
DCNE2003/3344/F

New bungalow and detached garage at:

THE PRIORY GATEHOUSE, WORCESTER ROAD, LEDBURY, HEREFORDSHIRE

For: **Mr & Mrs D Studman per Mr B Mills, Henry Mein Partnership, 12 Clarenmon Street, Nottingham, NG1 5HG**

A further email from Gail Simmons was reported. The email had expressed some points previously made, and some new points as follows:

- A request had been made for the construction of a 6ft wall on the west boundary, and that this be undertaken by the developers;
- Herefordshire Council should be liable for any damage occasioned to persons or vehicles as a result of the development.

In accordance with the criteria for public speaking, Mr Burford of Hook Mason spoke in objection to the proposal and Mrs Studman, the applicant, spoke in support.

The local member, Councillor Ashton, stated that there had been local concern about the potential for traffic congestion as a result of the access. In response, the Engineering and Highway Maintenance Technician (North) said that when examining the proposal, the engineering team had considered the available widths for vehicle manoeuvre at this point and had found the access to be acceptable, although there was merit in clarifying where the stop line lay at the traffic lights.

He said that installing traffic lights at the access would not improve the situation because it would create difficulties with the timing of lights on the nearby junction. The Principal Planning Officer suggested imposing an additional condition to demarcate the footpath and the driveway/access with a white line.

RESOLVED: That officers named in the Scheme of Delegation to Officers be authorised to grant planning permission, subject to the following conditions, and to any further conditions considered necessary:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. A09 (Amended Plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4 - E16 (Removal of permitted development rights)

Reason: In order to bring any future development under the control of the local planning authority in the interests of safeguarding the character and appearance of the area.

5 - D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

6 - E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.

7 - H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

8 - E18 (No new windows in specified elevation)

Reason: In order to protect the residential amenity of adjacent properties.

9 - E19 (Obscure glazing to windows)

Reason: In order to protect the residential amenity of adjacent properties.

10 - F18 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

11 G17 (Protection of trees in a Conservation Area)

Reason: To ensure the proper care and maintenance of the trees.

12 G18 (Protection of Trees)

Reason: To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area.

13 H17 (Junction improvement/off site works)

Reason: To ensure the safe and free flow of traffic on the highway.

14 H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

Informative:

1 - N15 (Reason for grant of PP/LBC/CAC)

Hereford and Worcester County Structure Plan

H16A - Housing in Rural Areas

H18 - Housing in Rural Areas Outside the Greenbelt

CTC7 - Landscape Features

CTC9 - Development Requirements

CTC15 - Conservation Areas

CTC18 - Development in Urban Areas

Malvern Hills District Local Plan

Housing Policy 2 - Development in Main Towns

Housing Policy 3 - Settlement Boundaries

Housing 18 - Tandem and Backland Development

Conservation Policy 2 - New Development in Conservation Areas

Conservation Policy 11 - Setting of Listed Buildings

Conservation Policy 17 - Development within Archaeologically Sensitive Areas

Landscape Policy 8 - Landscape Standards

Ref. 3

SHOBDON

DCNW2003/2856/F

Steel framed building to house cattle at:

ZINTEC, DOWN WOOD, SHOBDON HEREFORDSHIRE HR6 9NH

For: **Mr C Williams per Mr W Jones, Shufflebottom Ltd, Cross Hands Business Park, Llanelli, Carm.**

The Northern Divisional Planning Officer reported that the applicant had advised that one of the objectors, Mrs Symonds, had moved from the area and her objection, in the opinion of the applicant, should be discounted. He also reported on some minor changes to the recommendation.

In accordance with the criteria for public speaking Mr Woods spoke in objection to the proposal and Mr Johnston of Zintec, spoke in support. It was also noted that Mr Sharp of Shobdon Parish Council had registered to speak on the application, and was not present at the meeting.

In response to a question, the Northern Divisional Planning Officer reported that there was evidence of the former existence of trees on part of the site but the Forestry Commission were not able to investigate further, and also evidence of fly tipping, and this was the reason for recommending that approval of the application be delegated to officers, subject to the observations of the Environment Agency.

RESOLVED: That Subject to there being no objection from the Environment Agency, nor any circumstance arising from their comments to prevent erection of the building, the officers named in the Scheme of Delegation to Officers be authorised to approve the application, with the involvement of the local member, subject to the following conditions and to any further conditions considered necessary by officers:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3 - G04 (Landscaping scheme (general))(insert further between no and development)

Reason: In order to protect the visual amenities of the area.

4 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

5 - Before any further development takes place details of the drainage ditch and water displacement area shall be submitted to and approved in writing by the local planning authority.

Reason: In order to control drainage on the site.

Informative:

1 - N15 - Reason(s) for the Grant of PP

Leominster District Local Plan (Herefordshire)

Policy A9 – Safeguarding the Rural Landscape

Policy A11 – Parks, Gardens and other Historical Landscape Features

Hereford and Worcester County Structure Plan

Policy A3 – Agricultural Buildings

Policy CTC2 – Areas of Great Landscape Value

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Ref. 4

LEINTWARDINE

DCNW2003/2846/O

Site for proposed storage, office, toilets building at

PART O.S.7900, PAYTOE LANE, LEINTWARDINE.

For: **K J Watkins & Sons per Garner Southall Partnership, 3 Broad Street, Knighton, Powys LD7 1BL**

In accordance with the criteria for public speaking, Mr Burton the applicant's agent, spoke in support of the proposal.

RESOLVED: That planning permission be granted subject to the following conditions:

1 - **A02 (Time limit for submission of reserved matters (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2 - **A03 (Time limit for commencement (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3 - **A04 (Approval of reserved matters) (landscaping)**

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4 - **A05 (Plans and particulars of reserved matters)(landscaping)**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5 - **B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

- 6 - Prior to the commencement of the development hereby approved full details of the method of construction of the building in relation to its floodable design shall be submitted to and approved in writing by the local planning authority. The building shall be constructed in accordance with the approved details and thereafter maintained.

Reason: To protect the development from flooding.

- 7 - Prior to the commencement of the development hereby approved details of the removal of the portacabin, spoil heaps and any other structures shall be submitted to and approved in writing by the local planning authority. These shall be permanently removed from site prior to the first occupation of the building hereby approved.

Reason: To compensate for the loss of flood storage capacity associated with the construction of the new industrial unit.

- 8 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development within Schedule 2, Part 8 shall be carried out.

Reason: In recognition of the sites location in the flood plain of the River Teme.

- 9 - F20 (Scheme of surface water drainage)

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

- 10 - H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informative(s):

- 1 - N15 - Reason(s) for the Grant of PP

Hereford & Worcester County Structure Plan

E6 Development In Rural Areas Outside The Green Belt
CTC9 Development Criteria

Leominster District Local Plan

A9 Safeguarding The Rural Landscape
A15 Development And Watercourses
A24 Scale And Character Of Development

**A28 Development Control Criteria For Employment Sites
A31 Employment Generating Uses Within Or Around The Market Towns
A35 Small Scale New Development For Rural Businesses Within Or
Around Settlements**

Ref. 5
KINGTON
DCNW2003/3732/F

Erection of three cottages on

LAND OFF KINGSWOOD ROAD, KINGTON, HEREFORDSHIRE

For: **Tabre Developments per John Phipps, Bank Lodge, Coldwells Road, Holmer, Hereford HR1 1LH**

The Principal Planning Officer said that a structural engineer had advised that the use of a pile/raft foundation would enable retention of the trees identified on the site plan. He added that the scheme had been improved so that the proposed buildings would be set back and utilise more appropriate materials. He added that there was merit in providing a landscaping scheme along the front of the development. It was agreed that further discussions involving the Chairman and the local member would be necessary to achieve the best approach in terms of tree retention and the additional landscaping of the site.

RESOLVED: That officers named in the Scheme of Delegation to Officers be authorised to approve the application, with the involvement of the local member, subject to the following conditions and any further conditions considered necessary by officers:

1 – A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3 - C04 (Details of window sections, eaves, verges and barge boards)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

4 - C05 (Details of external joinery finishes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

5 - E16 (Removal of permitted development rights)

Reason: To preserve the setting of the individual dwellings in the interest of protecting the character and appearance of the conservation

area and local amenity.

- 6 - E18 (No new windows in specified elevation) (in the west elevation of Plot 1 and east elevation of Plot 3).

Reason: In order to protect the residential amenity of adjacent properties.

- 7 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

- 8 - F17 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

- 9 - F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

- 10 - G04 (Landscaping scheme (general)) (including the repair/rebuilding of the stone wall)

Reason: In order to protect the visual amenities of the area.

- 11 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

- 12 - G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

- 13 - H06 (Vehicular access construction)

Reason: In the interests of highway safety.

- 14 - H09 (Driveway gradient)

Reason: In the interests of highway safety.

- 15 - H12 (Parking and turning - single house)(2 cars)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 16 - H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

Informative(s):

- 1 - HN01 - Mud on highway
- 2 - HN04 - Private apparatus within highway
- 3 - HN05 - Works within the highway
- 4 - HN10 - No drainage to discharge to highway
- 5 - N15 - Reason(s) for the Grant of PP/LBC/CAC

A10 Trees And Woodlands

A12 New Development And Landscape Schemes

A18 Listed Buildings And Their Settings

A21 Development Within Conservation Areas

A24 Scale And Character Of Development

A54 Protection Of Residential Amenity

A70 Accommodating Traffic From Development

Ref. 6

LEDBURY

DCNE2003/3338/F

Removal of condition 6 of planning permission MH92/1564

SOMERFIELD STORES LTD, NEW STREET, LEDBURY, HEREFORDSHIRE, HR8 2EZ

For: Somerfield Stores per Edmund Kirby, India Buildings, Water Street, Liverpool. L2 0TZ

In accordance with the criteria for public speaking, Mr Baker, an objector, spoke against the proposal.

In response to a question, the Principal Planning Officer confirmed that the original condition had been imposed on the extension, and not the initial planning permission.

Members noted that the loading and unloading of lorries, and improper use of the loading bay facilities at this site had on occasion caused disruption to the local residents. In view of this, it was agreed that approval should be delegated to officers, subject to further discussions with the applicant to ensure that conditions would be stringently adhered to, and that the Chairman and the local members would be involved in this process.

RESOLVED: That Officers named in the Scheme of Delegation to Officers be authorised to grant planning permission, with the involvement of the Chairman and the local members, subject to the following conditions, and to further discussions with the applicant to ensure compliance with these

conditions:

- 1 - All engines shall be stopped when the vehicles have parked ready for loading and unloading and any refrigeration units shall be connected to an external supply feed from the store.
- 2 - The loading and unloading of service and delivery vehicles together with their arrival and departure from the site shall not take place outside the hours of [7.00 am to 6.00 pm] Mondays to Fridays and [7.00 am to 1.00 pm] on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of the locality.

Informatives

- 1 - N15 - Reason(s) for the Grant of PP

Hereford and Worcester County Structure Plan Policy CTC9 – Development Requirements

Ref. 7
LEDBURY
DCNE2003/3673/F

Retention of warehouse building at

PARKWAY GARAGE, PARKWAY, LEDBURY, HEREFORDSHIRE, HR8 2JD

For: **European Aviation Ltd. per R S Green Assoc,
1 Fields Park Lane, Newport, South Wales. NP20 5BU**

RESOLVED: That planning permission be granted subject to the following conditions:

- 1 - Within 3 months of the date of this permission the existing tarmac surfacing and sub-stone shall be removed on the south and west sides of the building with the exception of 900 mm adjacent to the building for access purposes.

Reason: In order to protect the adjoining trees.

- 2 - Upon removal of the tarmac and sub-stone a suitable material shall be placed and graded in that area in a manner to be agreed in writing with the local planning authority within 1 month of the tarmac and sub-stone being removed.

Reason: In order to protect the adjoining trees.

- 3 - Within 3 months of the date of this permission a tree survey with remedial works for the trees adjacent to the southern and western sides of the building shall be submitted for approval in writing of the local planning authority and the works undertaken within 2 months of

approval unless otherwise agreed in writing with the local planning authority.

Reason: In order to protect the adjoining trees

4 - G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

5 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

6 - E06 (Restriction on Use) (used for warehousing for the storage and display of motor vehicles for sale)

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

Informative:

1 - N15 (Reason for grant of PP)

Hereford and Worcester County Structure Plan

Policy CTC9 – Development Requirements

Policy E6 – Industrial Development in Rural Areas

Malvern Hills District Local Plan

Employment Policy 7 – New Building Employment in the Open Countryside

Employment Policy 10 – Expansion on Industrial Sites

Transport Policy 11 – Traffic Impact

Transport Policy 14 – Petrol Filling Stations - Existing

Ref. 8
COLWALL
DCNE2003/3843/F

Demolition of existing bungalow, replacement with new bungalow garage & carport at

SUNSET VIEW, CRESCENT ROAD, COLWALL, MALVERN, HEREFORDSHIRE, WR13 6QW

For: Mr & Mrs D & E Hallam per Morton Rosemead Evendine Lane Colwall Nr Malvern WR13 6DT

In accordance with the criteria for public speaking, a representative of Mr and Mrs Morley spoke in objection to the application.

The Principal Planning Officer indicated the proposed position of the new bungalow on the plot, which had been realigned to provide a more southerly aspect. He confirmed that the distance from the new building to the curtilage was approximately 2.5 metres. In response to a question from Councillor Stockton, the

local member, he confirmed that discussions had taken place with the applicant concerning the positioning of the new bungalow, and the current proposal was the result of those discussions. The Chief Development Control Officer added that the site was well screened, and coupled with the fact that the proposed property was single storey, it would be difficult to present a reasonable case of loss of privacy or light in respect of the nearby residents.

RESOLVED: That planning permission be granted subject to the following conditions:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - A09 (Amended plans)(3rd February 2004)

Reason: To ensure the development is carried out in accordance with the amended plans.

3 - B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4 - E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.

5 - E19 (Obscure glazing to windows)(all windows on north elevation)

Reason: In order to protect the residential amenity of adjacent properties.

6 - G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

7 - H04 (Visibility over frontage)

Reason: In the interests of highway safety.

8 - Prior to commencement of the development details of the method and site for the disposal of all waste materials arising from the demolition of the existing bungalow shall be submitted in writing for the approval of the local planning authority. The demolition shall be carried out in accordance with the agreed details.

Reason: In order to ensure the appropriate disposal of waste materials.

Informatives:

- 1 - HN01 - Mud on highway
- 2 - HN04 - Private apparatus within highway
- 3 - HN05 - Works within the highway
- 4 - HN10 - No drainage to discharge to highway
- 5 - N15 - Reason(s) for the Grant of PP/LBC/CAC

Hereford and Worcester County Structure Plan

- H16A – Housing in Rural Areas
- H18 – Housing in Rural Areas Outside the Green Belt
- CTC1 – Areas of Outstanding Natural Beauty
- CTC2 – Areas of Great Landscape Value
- CTC9 – Development Requirements

Malvern Hills District Local Plan

- Housing Policy 3 – Settlement Boundaries
- Housing Policy 18 – Tandem and Backland Development
- Landscape Policy 2 – Areas of Outstanding Natural Beauty
- Landscape Policy 3 – Development in Areas of Great Landscape Value

Ref. 9

ULLINGSWICK

DCNC2003/3755/F

Upgrade an access track to a stone surface at

THE TACK FARM, ULLINGSWICK, HEREFORDSHIRE, HR1 3JQ

For: **Ms K Kawczynski, at the same address.**

The Sub-Committee agreed that a site inspection should be held on the following grounds:

- The character or appearance of the development itself was a fundamental planning consideration;
- A judgement was required on visual impact; and
- The setting and surroundings were fundamental to the determination or to the conditions being considered.

In accordance with the criteria for public speaking, Mr Hoskins of Much Cowarne Parish Council, and Mr Daly, an objector, who were present at the meeting, reserved their right to speak on the application until it came back before the Sub-Committee for consideration.

RESOLVED: That consideration of the application be deferred for a site

inspection.

Ref. 10
BROMYARD
DCNC2003/3805/F

Refurbishment & extension to existing convenience store at

HATTON PARK STORES, HATTON PARK, BROMYARD, HEREFORDSHIRE

For: **Mr M Cockayne per Amber Project Management Ltd, c/o 27 High Street, Bromyard HR7 4AA**

The Sub-Committee agreed that a site inspection should be held on the following grounds:

- The character or appearance of the development itself was a fundamental planning consideration; and
- The setting and surroundings were fundamental to the determination or to the conditions being considered.

In accordance with the criteria for public speaking, Mr Edwards, an objector, was present at the meeting, and reserved his right to speak on the application until it came back before the Sub-Committee for consideration.

RESOLVED: That consideration of the application be deferred for a site inspection.

Ref. 11
LUSTON
DCNC2003/3817/F

Construction of two detached cottages at

PLOT 4, LAND TO THE REAR OF THE BALANCE INN, LUSTON, LEOMINSTER. HR6 OBE

For: **Mr S Bengree per Mr N La Barre 38 South Street Leominster Herefordshire HR6 8JG**

The Sub-Committee agreed that a site inspection should be held on the following grounds:

- The character or appearance of the development itself was a fundamental planning consideration;
- A judgement was required on visual impact.

RESOLVED: That consideration of the application be deferred for a site inspection.

Ref. 12
BROMYARD
DCNC2004/0014/F

Change of use of existing shop to hot food take-away pizza/kebab restaurant and new rendered enclosure for extract duct at

3 CRUXWELL STREET, BROMYARD, HEREFORDSHIRE, HR7 4EB

For: **Mr T Acar per Linton Design, 27 High Street, Bromyard, Herefordshire, HR7 4AA**

The local members, Councillors P. Dauncey and B. Hunt, felt that the application should be refused on the grounds outlined in Paragraph 6.1 of the report, excepting the words "and smell". They cited an additional reason for refusal, that the application was likely to be detrimental to highway safety through illegal parking and related obstruction of the free flow of traffic between two busy junctions.

Referring to Paragraph 5.2 of the report, the Chief Development Control Officer stated that the officer's recommendation should be supported because occurrences of illegal parking and other related issues were not within the applicant's control. He confirmed that issues relating to smell had been addressed.

RESOLVED: That planning permission be granted subject to the following conditions:

1 - A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 - The use hereby permitted shall not be open to customers between the hours of 11pm and 9am Mondays to Sundays.

Reason: To safeguard the amenities of the locality.

3 - F37 (Scheme of odour and fume control)

Reason: In order to ensure that fumes and odours are properly discharged and in the interests of the amenities of residential property in the locality.

4 - F38 (Details of flues or extractors)

Reason: In the interests of the amenity of the area.

Informative:

1. N15 (Reasons for grant of pp)

Malvern Hills District Local Plan

Shopping Policy 1 - Shopping Hierarchy

Shopping Policy 2 - Principal Shopping and Commercial Areas

Shopping Policy 3 - Restrictions on Development within the Principal Shopping and Commercial Areas

Shopping Policy 5 - Secondary Shopping Frontages

Conservation Policy 2 - New Development in Conservation Areas

Conservation Policy 9 - Alterations and Extensions to Listed Buildings

Conservation Policy 10 - Alternative Uses for Listed Buildings

